

Lakes at Parkland Homeowners Association, Inc.
09/30/2025

<i><u>Included Reports</u></i>	<i><u>Copies</u></i>
Balance Sheet	1
MTD & YTD Income Statement	1
Budget Comparison Income Statement	1
General Ledger	1
AP Cash Disbursement	1
Detail Delinquent & Prepaid Report	1
RM Summary Cash Batch Report	1
Detail Deposit Register	1
GL Bank Reconciliation	1

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33067

ASSETS

Current Assets		
1020-001	Valley National Bank O/A #4986	\$ 71,094.23
		0000000000
	Total Current Assets	\$ 71,094.23
Reserve		
1030-001	Valley National Bank Reserve #0176	\$ 124,326.20
		0000000000
	Total Reserve Funds	\$ 124,326.20
		0000000000
	Total Cash	\$ 195,420.43
Other Assets		
1073-000	Accounts Receivable - Assessments	\$ 19,145.02
1075-000	Accounts Receivable Other	1,175.00
1110-000	Prepaid Insurance	20,111.85
		0000000000
	Total Other Assets	\$ 40,431.87
		0000000000
	TOTAL ASSETS	\$ 235,852.30
		0000000000

LIABILITIES & OWNER'S FUND BALANCE

Liabilities		
2030-000	Security Deposits	\$ 4,000.00
2200-000	Owner Prepayments	25,319.98
		0000000000
	Total Liabilities	\$ 29,319.98
Reserves		
2496-000	Reserve - General	\$ 64,221.43
2496-029	Reserve - Unallocated	54,468.68
2499-000	Reserve - Interest/Service Charge	5,636.09
		0000000000
	Total Reserves	\$ 124,326.20
Owner's Fund Balance		
2550-000	Retained Earnings	\$ 33,275.23
	Current Earnings	48,930.89
		0000000000
	Total Owner's Fund Balance	\$ 82,206.12
		0000000000
	TOTAL LIABILITIES & OWNER'S FUND BALANCE	\$ 235,852.30
		0000000000

c/o Benchmark Property Mgmt
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		Month To Date	%	Year To Date	%
INCOME					
3010-000	Maintenance Fees	\$ 38,434.66	99.79%	\$ 345,283.02	97.32%
3040-000	Late Fees	0.00	0.00%	4,625.00	1.30%
3041-000	Interest on Maintenance	0.00	0.00%	435.35	0.12%
3042-000	Keys, Clickers, Stickers	80.00	0.21%	1,120.00	0.32%
3055-000	Other Income	0.00	0.00%	100.00	0.03%
3510-000	Insurance Claims	0.00	0.00%	3,239.50	0.91%
		00000000	000000	0000000000	000000
	TOTAL INCOME	\$ 38,514.66	100.00%	\$ 354,802.87	100.00%
ADMINISTRATIVE EXPENSE					
5310-000	Management Fees	\$ 1,334.00	3.46%	\$ 12,006.00	3.38%
5312-000	Website Expense	220.00	0.57%	2,280.00	0.64%
5315-000	Office Expenses	128.99	0.33%	1,661.12	0.47%
5320-000	Accounting Fees	2,100.00	5.45%	2,100.00	0.59%
5321-000	Legal Fees	628.50	1.63%	2,294.85	0.65%
5321-003	Administrative Cost	0.00	0.00%	500.00	0.14%
5325-000	Master Association Costs	0.00	0.00%	13,328.35	3.76%
5330-000	Insurance	0.00	0.00%	32,698.62	9.22%
5335-000	License, Permits, Fees	25.00	0.06%	641.25	0.18%
		00000000	000000	0000000000	000000
	TOTAL ADMINISTRATIVE EXP	\$ 4,436.49	11.52%	\$ 67,510.19	19.03%
UTILITIES					
5210-000	Electric	\$ 1,091.34	2.83%	\$ 13,350.08	3.76%
5220-000	Water & Sewer	112.84	0.29%	1,153.85	0.33%
5230-000	Telephone	607.98	1.58%	5,409.67	1.52%
		00000000	000000	0000000000	000000
	TOTAL UTILITIES	\$ 1,812.16	4.71%	\$ 19,913.60	5.61%
MAINTENANCE & REPAIRS					
5020-000	Lawn Maintenance Contract	\$ 12,800.00	33.23%	\$ 115,200.00	32.47%
5021-000	Landscaping	0.00	0.00%	3,390.56	0.96%
5024-001	Pest Control & Fertilization	1,431.00	3.72%	12,879.00	3.63%
5051-000	Irrigation Repairs & Maintenance	1,355.00	3.52%	13,375.00	3.77%
5060-000	Pool Contract	1,485.00	3.86%	4,455.00	1.26%
5061-000	Pool Maintenance & Repairs	175.00	0.45%	3,515.00	0.99%
5075-000	Gate Repair, Maintenance & Supplies	125.00	0.32%	4,913.26	1.38%
5100-000	General Repairs & Maintenance	0.00	0.00%	11,155.77	3.14%
5140-000	Janitorial Service Contract	0.00	0.00%	2,125.00	0.60%
5150-006	Street Monitoring	256.80	0.67%	2,439.60	0.69%
		00000000	000000	0000000000	000000
	TOTAL MAINTENANCE & REPAIRS	\$ 17,627.80	45.77%	\$ 173,448.19	48.89%
RESERVES					
5696-000	Reserve - General	\$ 5,000.00	12.98%	\$ 45,000.00	12.68%
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	TOTAL RESERVES	\$ 5,000.00	12.98%	\$ 45,000.00	12.68%
		00000000	000000	0000000000	000000
	TOTAL EXPENSES	\$ 28,876.45	74.98%	\$ 305,871.98	86.21%
		00000000	000000	0000000000	000000
	NET INCOME (LOSS)	\$ 9,638.21	25.02%	\$ 48,930.89	13.79%
		00000000	000000	0000000000	000000

Lakes at Parkland Homeowners Association, Inc.
Budget Comparison Income Statement
09/30/2025

c/o Benchmark Property Mgmt
7932 Wiles Road
Coral Springs FL 33067

	MTD Actual	MTD Budget	\$ Var	% Var	YTD Actual	YTD Budget	YTD \$ VAR	YTD % Var	Annual Budget
INCOME									
3010-000 Maintenance Fees	\$ 38,434.66	\$ 38,449	\$ 14.34	(0.04)%	\$ 345,283.02	\$ 346,041	\$ 757.98	(0.22)%	\$ 461,392
3040-000 Late Fees	0.00	0	0.00	0.00 %	4,625.00	0	(4,625.00)	0.00 %	0
3041-000 Interest on Maintenance	0.00	0	0.00	0.00 %	435.35	0	(435.35)	0.00 %	0
3042-000 Keys, Clickers, Stickers	80.00	0	(80.00)	0.00 %	1,120.00	0	(1,120.00)	0.00 %	0
3055-000 Other Income	0.00	0	0.00	0.00 %	100.00	0	(100.00)	0.00 %	0
3510-000 Insurance Claims	0.00	0	0.00	0.00 %	3,239.50	0	(3,239.50)	0.00 %	0
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TOTAL INCOME	\$ 38,514.66	\$ 38,449	\$ (65.66)	0.17 %	\$ 354,802.87	\$ 346,041	\$ (8,761.87)	2.53 %	\$ 461,392
ADMINISTRATIVE EXPENSE									
5310-000 Management Fees	\$ 1,334.00	\$ 1,334	\$ 0.00	0.00 %	\$ 12,006.00	\$ 12,006	\$ 0.00	0.00 %	\$ 16,008
5312-000 Website Expense	220.00	220	0.00	0.00 %	2,280.00	1,980	(300.00)	15.15 %	2,640
5315-000 Office Expenses	128.99	208	79.01	(37.99)%	1,661.12	1,872	210.88	(11.26)%	2,500
5320-000 Accounting Fees	2,100.00	167	(1,933.00)	999.99 %	2,100.00	1,503	(597.00)	39.72 %	2,000
5321-000 Legal Fees	628.50	83	(545.50)	657.23 %	2,294.85	747	(1,547.85)	207.21 %	1,000
5321-003 Administrative Cost	0.00	0	0.00	0.00 %	500.00	0	(500.00)	0.00 %	0
5325-000 Master Association Costs	0.00	600	600.00	(100.00)%	13,328.35	5,400	(7,928.35)	146.82 %	7,204
5330-000 Insurance	0.00	3,017	3,017.00	(100.00)%	32,698.62	27,153	(5,545.62)	20.42 %	36,200
5335-000 License, Permits, Fees	25.00	58	33.00	(56.90)%	641.25	522	(119.25)	22.84 %	700
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TOTAL ADMINISTRATIVE EXP	\$ 4,436.49	\$ 5,687	\$ 1,250.51	(21.99)%	\$ 67,510.19	\$ 51,183	\$ (16,327.19)	31.90 %	\$ 68,252
UTILITIES									
5210-000 Electric	\$ 1,091.34	\$ 1,542	\$ 450.66	(29.23)%	\$ 13,350.08	\$ 13,878	\$ 527.92	(3.80)%	\$ 18,500
5220-000 Water & Sewer	112.84	125	12.16	(9.73)%	1,153.85	1,125	(28.85)	2.56 %	1,500
5230-000 Telephone	607.98	617	9.02	(1.46)%	5,409.67	5,553	143.33	(2.58)%	7,400
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TOTAL UTILITIES	\$ 1,812.16	\$ 2,284	\$ 471.84	(20.66)%	\$ 19,913.60	\$ 20,556	\$ 642.40	(3.13)%	\$ 27,400
MAINTENANCE & REPAIRS									
5020-000 Lawn Maintenance Contract	\$ 12,800.00	\$ 12,800	\$ 0.00	0.00 %	\$ 115,200.00	\$ 115,200	\$ 0.00	0.00 %	\$ 153,600
5021-000 Landscaping	0.00	2,083	2,083.00	(100.00)%	3,390.56	18,747	15,356.44	(81.91)%	25,000
5022-000 Tree Trimming	0.00	2,500	2,500.00	(100.00)%	0.00	22,500	22,500.00	(100.00)%	30,000
5024-001 Pest Control & Fertilization	1,431.00	1,417	(14.00)	0.99 %	12,879.00	12,753	(126.00)	0.99 %	17,000
5051-000 Irrigation Repairs & Maintenan	1,355.00	375	(980.00)	261.33 %	13,375.00	3,375	(10,000.00)	296.30 %	4,500
5060-000 Pool Contract	1,485.00	495	(990.00)	200.00 %	4,455.00	4,455	0.00	0.00 %	5,940
5061-000 Pool Maintenance & Repairs	175.00	250	75.00	(30.00)%	3,515.00	2,250	(1,265.00)	56.22 %	3,000
5075-000 Gate Repair, Maintenance & Sup	125.00	625	500.00	(80.00)%	4,913.26	5,625	711.74	(12.65)%	7,500
5100-000 General Repairs & Maintenance	0.00	3,333	3,333.00	(100.00)%	11,155.77	29,997	18,841.23	(62.81)%	40,000
5106-000 Holiday Lighting	0.00	667	667.00	(100.00)%	0.00	6,003	6,003.00	(100.00)%	8,000
5140-000 Janitorial Service Contract	0.00	600	600.00	(100.00)%	2,125.00	5,400	3,275.00	(60.65)%	7,200
5150-006 Street Monitoring	256.80	333	76.20	(22.88)%	2,439.60	2,997	557.40	(18.60)%	4,000
	000000000	000000000	000000000	00000000	000000000	000000000	000000000	00000000	000000000
TOTAL MAINTENANCE & REPAIRS	\$ 17,627.80	\$ 25,478	\$ 7,850.20	(30.81)%	\$ 173,448.19	\$ 229,302	\$ 55,853.81	(24.36)%	\$ 305,740
RESERVES									
5696-000 Reserve - General	\$ 5,000.00	\$ 5,000	\$ 0.00	0.00 %	\$ 45,000.00	\$ 45,000	\$ 0.00	0.00 %	\$ 60,000
	000000000	000000000	000000000	00000000	000000000	000000000	000000000	00000000	000000000
TOTAL RESERVES	\$ 5,000.00	\$ 5,000	\$ 0.00	0.00 %	\$ 45,000.00	\$ 45,000	\$ 0.00	0.00 %	\$ 60,000
	000000000	000000000	000000000	00000000	000000000	000000000	000000000	00000000	000000000
TOTAL EXPENSES	\$ 28,876.45	\$ 38,449	\$ 9,572.55	(24.90)%	\$ 305,871.98	\$ 346,041	\$ 40,169.02	(11.61)%	\$ 461,392
	000000000	000000000	000000000	00000000	000000000	000000000	000000000	00000000	000000000
NET INCOME (LOSS)	\$ 9,638.21	\$ 0	\$ (9,638.21)	0.00 %	\$ 48,930.89	\$ 0	\$ (48,930.89)	0.00 %	\$ 0
	0000000000	0000000000	0000000000	000000000	0000000000	0000000000	0000000000	000000000	0000000000

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1020-001	Valley National Bank O/A #4986			Beginning Balance			82,080.34
		ACK LP001-002238	09/01/2025	Benchmark Property		1,370.00	
		ACK LP001-002239	09/01/2025	Lakes at Parkland HO		5,000.00	
	FPL#4112	JE 00139977	09/01/2025	ACH		33.24	
	FPL#2307	JE 00139978	09/01/2025	ACH		63.94	
	FPL#6098	JE 00139981	09/01/2025	ACH		366.33	
	FPL#3232	JE 00139982	09/01/2025	ACH		57.52	
	City of Coconut Cree	JE 00140033	09/01/2025	ACH		112.84	
		RCP 00609927	09/02/2025	RM Cash Proc Post	1,569.00		
		RCP 00610883	09/03/2025	Lockbox	1,019.00		
	AT&T#1802	JE 00140032	09/04/2025	ACH		454.58	
		RCP 00611053	09/04/2025	Lockbox	331.34		
		ACK LP001-002256	09/08/2025	Alida Operating Co I		128.40	
		ACK LP001-002257	09/08/2025	5th Avenue Landscapi		14,155.00	
		ACK LP001-002258	09/08/2025	Top Notch Pool Servi		1,165.00	
	FPL#7180	JE 00139903	09/09/2025	ACH		570.31	
		RCP 00611733	09/11/2025	Lockbox	994.00		
		RCP 00611759	09/11/2025	RM Cash Proc Post	2,449.00		
		RCP 00611856	09/12/2025	Lockbox	332.00		
		ACK LP001-002259	09/16/2025	A. John Bono, CPA.		2,100.00	
		ACK LP001-002260	09/16/2025	Alida Operating Co I		128.40	
		ACK LP001-002261	09/16/2025	Florida Dept. of Hea		350.00	
		ACK LP001-002262	09/16/2025	Ricardo Cukier		220.00	
		ACK LP001-002263	09/16/2025	Top Notch Pool Servi		495.00	
		ACK LP001-002264	09/16/2025	Tripp Scott, P.A.		628.50	
		RCP 00612110	09/16/2025	Lockbox	1,750.00		
		ACK LP001-002265	09/17/2025	Southern Plant & Pes		1,431.00	
		RCP 00612304	09/17/2025	Lockbox	1,988.00		
		RCP 00612542	09/18/2025	Lockbox	1,019.00		
		ACK LP001-002266	09/19/2025	Diamond Gate Supply		125.00	
		RCP 00612553	09/19/2025	Lockbox	994.00		
		RCP 00612806	09/22/2025	Lockbox	1,494.00		
		RCP 00612815	09/23/2025	Lockbox	300.00		
		ACK LP001-002270	09/24/2025	Benchmark Property M		92.99	
	AT&T	JE 00140034	09/29/2025	Sep Bank Rec		153.40	
		RCP 00613294	09/29/2025	RM Cash Proc Post	2,982.00		
		RCP 00613568	09/30/2025	Lockbox	994.00		
				Account Total	18,215.34	29,201.45	-10,986.11
				Ending Balance			71,094.23
1030-001	Valley National Bank Reserve #0176			Beginning Balance			119,106.37
	Reserve	JER 00030497	09/01/2025	LP-Reserve	5,000.00		
	Valley#0176 Interest	JE 00140031	09/30/2025	Sep Bank Rec	219.83		
				Account Total	5,219.83	0.00	5,219.83
				Ending Balance			124,326.20
1073-000	Accounts Receivable - Assessments			Beginning Balance			23,964.02
				Sub Ledger Activity		4,819.00	
				Account Total	0.00	4,819.00	-4,819.00
				Ending Balance			19,145.02
1075-000	Accounts Receivable Other			Beginning Balance			1,425.00
				Sub Ledger Activity		250.00	
				Account Total	0.00	250.00	-250.00
				Ending Balance			1,175.00
1110-000	Prepaid Insurance			Beginning Balance			20,111.85
				Ending Balance			20,111.85
2010-000	Accounts Payable			Beginning Balance			-325.00
				Sub Ledger Activity	325.00		
				Account Total	325.00	0.00	325.00
				Ending Balance			0.00
2030-000	Security Deposits			Beginning Balance			-3,000.00
		RCP 00609927	09/02/2025	RM Cash Proc Post		500.00	
		RCP 00611759	09/11/2025	RM Cash Proc Post		500.00	
				Account Total	0.00	1,000.00	-1,000.00
				Ending Balance			-4,000.00

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
2100-000	Deferred Maint Income			Beginning Balance			-38,434.66
	LP - Deferred Maint.	JE 00140035	09/01/2025	Record Sep Maint.		0.01	
		JER 00030496	09/01/2025	LP - Deferred Maint.	38,434.67		
				Account Total	38,434.67	0.01	38,434.66
				Ending Balance			0.00
2200-000	Owner Prepayments			Beginning Balance			-13,253.64
				Sub Ledger Activity		12,066.34	
				Account Total	0.00	12,066.34	-12,066.34
				Ending Balance			-25,319.98
2496-000	Reserve - General Reserve			Beginning Balance			-59,221.43
		JER 00030497	09/01/2025	LP-Reserve		5,000.00	
				Account Total	0.00	5,000.00	-5,000.00
				Ending Balance			-64,221.43
2496-029	Reserve - Unallocated			Beginning Balance			-54,468.68
				Ending Balance			-54,468.68
2499-000	Reserve - Interest/Service Charge			Beginning Balance			-5,416.26
	Valley#0176 Interest	JE 00140031	09/30/2025	Sep Bank Rec		219.83	
				Account Total	0.00	219.83	-219.83
				Ending Balance			-5,636.09
2550-000	Retained Earnings			Beginning Balance			-33,275.23
				Ending Balance			-33,275.23
3010-000	Maintenance Fees			Beginning Balance			-306,848.36
	LP - Deferred Maint.	JE 00140035	09/01/2025	Record Sep Maint.	0.01		
		JER 00030496	09/01/2025	LP - Deferred Maint.		38,434.67	
				Account Total	0.01	38,434.67	-38,434.66
				Ending Balance			-345,283.02
3040-000	Late Fees			Beginning Balance			-4,625.00
				Ending Balance			-4,625.00
3041-000	Interest on Maintenance			Beginning Balance			-435.35
				Ending Balance			-435.35
3042-000	Keys, Clickers, Stickers			Beginning Balance			-1,040.00
	Decal	RCP 00611759	09/11/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00611759	09/11/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00611759	09/11/2025	RM Cash Proc Post		20.00	
	Decal	RCP 00611759	09/11/2025	RM Cash Proc Post		20.00	
				Account Total	0.00	80.00	-80.00
				Ending Balance			-1,120.00
3055-000	Other Income			Beginning Balance			-100.00
				Ending Balance			-100.00
3510-000	Insurance Claims			Beginning Balance			-3,239.50
				Ending Balance			-3,239.50
5020-000	Lawn Maintenance Contract			Beginning Balance			102,400.00
	5TH AVENUE	AVC 00396400	09/08/2025	5th Avenue Landscapi	12,800.00		
	LANDSCAPING						
	CONTRACT INVOICE						
	PKL566						
				Account Total	12,800.00	0.00	12,800.00
				Ending Balance			115,200.00
5021-000	Landscaping			Beginning Balance			3,390.56
				Ending Balance			3,390.56
5024-001	Pest Control & Fertilization			Beginning Balance			11,448.00
	9/12/25-Weed and Pest	AVC 00396891	09/17/2025	Southern Plant & Pes	1,431.00		
	Control Invoice						
	09122025LAKESPAK						
				Account Total	1,431.00	0.00	1,431.00
				Ending Balance			12,879.00

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5051-000				Beginning Balance			12,020.00
Irrigation Repairs & Maintenance							
5TH AVENUE	AVC	00396394	09/08/2025	5th Avenue Landscapi	505.00		
IRRIGATION INVOICE PKL582							
5TH AVENUE	AVC	00396396	09/08/2025	5th Avenue Landscapi	525.00		
IRRIGATION INVOICE PKL581							
5th Avenue Irrigation Repair INVOICE PKL 567	AVC	00396399	09/08/2025	5th Avenue Landscapi	325.00		
				Account Total	1,355.00	0.00	1,355.00
				Ending Balance			13,375.00
5060-000				Beginning Balance			2,970.00
Pool Contract							
TOPNOTCH POOLS	AVC	00396403	09/08/2025	Top Notch Pool Servi	495.00		
MONTHLY SERVICE INVOICE S00364 AUGUST							
TOPNOTCH POOLS	AVC	00396407	09/08/2025	Top Notch Pool Servi	495.00		
MONTHLY SERVICE INVOICE 2025/01420 July							
9/1/25-TopNotch Pool Invoice INV/2025/03969	AVC	00396824	09/16/2025	Top Notch Pool Servi	495.00		
				Account Total	1,485.00	0.00	1,485.00
				Ending Balance			4,455.00
5061-000				Beginning Balance			3,340.00
Pool Maintenance & Repairs							
TOP NOTCH POOLS 6 MONTH STABILIZER - INVOICE S02211	AVC	00396406	09/08/2025	Top Notch Pool Servi	175.00		
				Account Total	175.00	0.00	175.00
				Ending Balance			3,515.00
5075-000				Beginning Balance			4,788.26
Gate Repair, Maintenance & Supplies							
Diamond Gate Supply Invoice 162	AVC	00397056	09/19/2025	Diamond Gate Supply	125.00		
				Account Total	125.00	0.00	125.00
				Ending Balance			4,913.26
5100-000				Beginning Balance			11,155.77
General Repairs & Maintenance							
				Ending Balance			11,155.77
5140-000				Beginning Balance			2,125.00
Janitorial Service Contract							
				Ending Balance			2,125.00
5150-006				Beginning Balance			2,182.80
Street Monitoring							
Aida Parking Service	AVC	00396401	09/08/2025	Alida Operating Co I	128.40		
Parking Enforcement - 77305	AVC	00396825	09/16/2025	Alida Operating Co I	128.40		
				Account Total	256.80	0.00	256.80
				Ending Balance			2,439.60
5210-000				Beginning Balance			12,258.74
Electric							
FPL#4112	JE	00139977	09/01/2025	ACH	33.24		
FPL#2307	JE	00139978	09/01/2025	ACH	63.94		
FPL#6098	JE	00139981	09/01/2025	ACH	366.33		
FPL#3232	JE	00139982	09/01/2025	ACH	57.52		
FPL#7180	JE	00139903	09/09/2025	ACH	570.31		
				Account Total	1,091.34	0.00	1,091.34
				Ending Balance			13,350.08
5220-000				Beginning Balance			1,041.01
Water & Sewer							
City of Coconut Cree	JE	00140033	09/01/2025	ACH	112.84		
				Account Total	112.84	0.00	112.84
				Ending Balance			1,153.85
5230-000				Beginning Balance			4,801.69
Telephone							
AT&T#1802	JE	00140032	09/04/2025	ACH	454.58		
AT&T	JE	00140034	09/29/2025	Sep Bank Rec	153.40		

For Accounts to ZZZZZZZZ

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	607.98	0.00	607.98
				Ending Balance			5,409.67
5310-000	Management Fees			Beginning Balance			10,672.00
	LP-Mgmt & Storage	AVC 00395492	09/01/2025	Benchmark Property	1,334.00		
				Account Total	1,334.00	0.00	1,334.00
				Ending Balance			12,006.00
5312-000	Website Expense			Beginning Balance			2,060.00
	9/5/25-Website services	AVC 00396821	09/16/2025	Ricardo Cukier	220.00		
	202509			Account Total	220.00	0.00	220.00
				Ending Balance			2,280.00
5315-000	Office Expenses			Beginning Balance			1,532.13
	LP-Mgmt & Storage	AVC 00395492	09/01/2025	Benchmark Property	36.00		
	Postage, copies, and	AVC 00397503	09/24/2025	Benchmark Property M	92.99		
	envelopes			Account Total	128.99	0.00	128.99
				Ending Balance			1,661.12
5320-000	Accounting Fees			Beginning Balance			0.00
	Tax Return DEC 2024	AVC 00396823	09/16/2025	A. John Bono, CPA.	2,100.00		
				Account Total	2,100.00	0.00	2,100.00
				Ending Balance			2,100.00
5321-000	Legal Fees			Beginning Balance			1,666.35
	8/31/25-Tripp Scott - Legal	AVC 00396837	09/16/2025	Tripp Scott, P.A.	628.50		
	Inv#12			Account Total	628.50	0.00	628.50
				Ending Balance			2,294.85
5321-003	Administrative Cost			Beginning Balance			500.00
				Ending Balance			500.00
5325-000	Master Association Costs			Beginning Balance			13,328.35
				Ending Balance			13,328.35
5330-000	Insurance			Beginning Balance			32,698.62
				Ending Balance			32,698.62
5335-000	License, Permits, Fees			Beginning Balance			616.25
		ACR 00010239	09/16/2025	Florida Dept. of Hea		325.00	
	Department of Health -	AVC 00396820	09/16/2025	Florida Dept. of Hea	350.00		
	Pool Permit 06-60-02073			Account Total	350.00	325.00	25.00
				Ending Balance			641.25
5696-000	Reserve - General			Beginning Balance			40,000.00
	LP-Reserve #0176	AVC 00395600	09/01/2025	Lakes at Parkland HO	5,000.00		
				Account Total	5,000.00	0.00	5,000.00
				Ending Balance			45,000.00
				Entity Totals	91,396.30	91,396.30	0.00

Bank LP001 OP1 ValleyBnk #4986
For Entities LP to LP
For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
B10AP	Benchmark Property Mgmt	00395492	09/01/2025	1,370.00	0.00	LP001	002238	C	09/01/2025	1,370.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	LP-Mgmt & Storage				LP	5310-000		RV000009250018	1,334.00
	Lakes at Parkland HOA	LP-Mgmt & Storage				LP	5315-000		RV000009250018	36.00
L1532	Lakes at Parkland HOA	00395600	09/01/2025	5,000.00	0.00	LP001	002239	C	09/01/2025	5,000.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	LP-Reserve #0176				LP	5696-000		RV000012840014	5,000.00
A3689	Alida Operating Co Inc	00396401	09/08/2025	128.40	0.00	LP001	002256	C	09/08/2025	128.40
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Aida Parking Service				LP	5150-006		77227	128.40
F1364	5th Avenue Landscaping	00396394	09/08/2025	505.00	0.00	LP001	002257	C	09/08/2025	505.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	5TH AVENUE IRRIGATION INVOICE PKL582				LP	5051-000		PKL582	505.00
F1364	5th Avenue Landscaping	00396396	09/08/2025	525.00	0.00	LP001	002257	C	09/08/2025	525.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	5TH AVENUE IRRIGATION INVOICE PKL581				LP	5051-000		PKL581	525.00
F1364	5th Avenue Landscaping	00396399	09/08/2025	325.00	0.00	LP001	002257	C	09/08/2025	325.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	5th Avenue Irrigation Repair INVOICE PKL 567				LP	5051-000		PKL567	325.00
F1364	5th Avenue Landscaping	00396400	09/08/2025	12,800.00	0.00	LP001	002257	C	09/08/2025	12,800.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	5TH AVENUE LANDSCAPING CONTRACT INVOICE PKL566				LP	5020-000		PKL566	12,800.00
T1030	Top Notch Pool Service	00396403	09/08/2025	495.00	0.00	LP001	002258	C	09/08/2025	495.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	TOPNOTCH POOLS MONTHLY SERVICE INVOICE S00364 AUGUST				LP	5060-000		V/2025/03080	495.00
T1030	Top Notch Pool Service	00396406	09/08/2025	175.00	0.00	LP001	002258	C	09/08/2025	175.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	TOP NOTCH POOLS 6 MONTH STABILIZER - INVOICE S02211				LP	5061-000		V/2025/02267	175.00
T1030	Top Notch Pool Service	00396407	09/08/2025	495.00	0.00	LP001	002258	C	09/08/2025	495.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	TOPNOTCH POOLS MONTHLY SERVICE INVOICE 2025/01420 JULY				LP	5060-000		V/2025/01420	495.00
A1125	Bono & McQuoid CPA LLC	00396823	09/16/2025	2,100.00	0.00	LP001	002259	C	09/16/2025	2,100.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Tax Return DEC 2024				LP	5320-000		LP-083025	2,100.00
A3689	Alida Operating Co Inc	00396825	09/16/2025	128.40	0.00	LP001	002260	C	09/16/2025	128.40
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Parking Enforcement - 77305				LP	5150-006		77305	128.40
F1261	Florida Department Healt	00396820	09/16/2025	350.00	0.00	LP001	002261	C	09/16/2025	350.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Department of Health - Pool Permit 06-60-02073				LP	5335-000		066002073a	350.00
R1636	Ricardo Cukier	00396821	09/16/2025	220.00	0.00	LP001	002262	C	09/16/2025	220.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	9/5/25-Website services 202509				LP	5312-000		202509	220.00

Bank LP001 OP1 ValleyBnk #4986
For Entities LP to LP
For All Vendors

Vendor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
T1030	Top Notch Pool Service	00396824	09/16/2025	495.00	0.00	LP001	002263	C	09/16/2025	495.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	9/1/25-TopNotch Pool Invoice				LP	5060-000		V/2025/03969	495.00
		INV/2025/03969								
T1224	Tripp Scott, P.A.	00396837	09/16/2025	628.50	0.00	LP001	002264	C	09/16/2025	628.50
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	8/31/25-Tripp Scott - Legal Inv#12				LP	5321-000		12	628.50
S3452	Southern Plant and	00396891	09/17/2025	1,431.00	0.00	LP001	002265	C	09/17/2025	1,431.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	9/12/25-Weed and Pest Control				LP	5024-001		91225lp	1,431.00
		Invoice 09122025LAKESPAK								
D1107	Diamond Gate Supply LLC	00397056	09/19/2025	125.00	0.00	LP001	002266	C	09/19/2025	125.00
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Diamond Gate Supply Invoice 162				LP	5075-000		162	125.00
B1000	Benchmark Property Mgmt.	00397503	09/24/2025	92.99	0.00	LP001	002270	C	09/24/2025	92.99
	<u>Community</u>	<u>Description</u>				<u>Entity</u>	<u>Account</u>		<u>Invoice</u>	<u>Dist.Amount</u>
	Lakes at Parkland HOA	Postage, copies, and envelopes				LP	5315-000		00391752a	92.99
	Totals			27,389.29	0.00					27,389.29
									Computer Checks:	27,389.29
									Manual Checks:	0.00

LP

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
LP-0001 - LAKES AT PARKLAND											
5942	01 C	Wallace Roadarmel Diane Roadarmel				0.00					
			AQ	Lckbx Pmt		07/07/2025	-50.00			-50.00	
5952	01 C	Luke Uk Hur Christina Lee				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly		07/01/2025	25.00				25.00
				Resident Totals			50.00	0.00	0.00	25.00	25.00
5954	01 C	Steve Rossman Stacey Rossman				0.00					
			AQ	Lckbx Pmt		06/20/2025	-25.00				-25.00
5957	01 C	Jonathan Fraysure Meredithy Fraysure				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly		07/01/2025	994.00				994.00
			AQ	Assessment-Quarterly		04/01/2025	994.00				994.00
			AQ	Assessment-Quarterly		01/01/2025	25.00				25.00
				Resident Totals			2,038.00	0.00	0.00	25.00	2,013.00
5972	01 C	Adam Smiley Jessica Smiley				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
		COLL-TRIPP	AQ	Assessment-Quarterly		07/01/2025	994.00				994.00
			LC	Late Charge		04/11/2025	25.00				25.00
			AQ	Assessment-Quarterly		04/01/2025	994.00				994.00
			LC	Late Charge		01/11/2025	25.00				25.00
			AQ	Assessment-Quarterly		01/01/2025	994.00				994.00
			AQ	Assessment-Quarterly		10/01/2024	850.00				850.00
			AD	Administrative Cost		07/17/2024	250.00				250.00
			AQ	Assessment-Quarterly		07/01/2024	850.00				850.00
			LC	Late Charge		04/21/2024	25.00				25.00
			AQ	Assessment-Quarterly		04/01/2024	850.00				850.00
			AQ	Opening Balance		01/31/2024	775.00				775.00
				Resident Totals			6,657.00	0.00	0.00	25.00	6,632.00
5974	01 C	Kamil Sanaualla Asifa Sanaualla				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly		07/01/2025	50.00				50.00
				Resident Totals			75.00	0.00	0.00	25.00	50.00
5977	01 C	David Rubin Elise Rubin				0.00					
			AQ	Assessment-Quarterly		07/01/2025	71.00				71.00
5982	01 C	Charles Shollenberger Angel Shollenberger				0.00					
			AQ	Lckbx Pmt		09/23/2025	-300.00	-300.00			
			AQ	Lckbx Pmt		07/03/2025	-694.00			-694.00	
			AQ	Opening Balance		01/31/2024	-25.00				-25.00
				Resident Totals			-1,019.00	-300.00	0.00	-694.00	-25.00
5987	01 C	Shannon Scott Bamon Scott				0.00					
			AQ	Lckbx Pmt		08/01/2025	-41.66			-41.66	
			AQ	Lckbx Pmt		08/01/2025	-994.00			-994.00	
				Resident Totals			-1,035.66	0.00	0.00	-1,035.66	0.00
5992	01 C	Edward Eberts				0.00					
			AQ	Lckbx Pmt		09/16/2025	-726.00	-726.00			
6007	01 C	Craig Cottrell Katherine Cottrell				0.00					
			AQ	Lckbx Pmt		07/18/2025	-60.00			-60.00	

LP

Unit Space	R	Sts	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
6014	01	C	Jose Penabaz Nicole Del Rio				0.00					
				AQ	Lckbx Pmt		09/29/2025	-994.00	-994.00			
6017	01	C	Anny Pincetti Douglas Smith				0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Assessment-Quarterly		07/01/2025	50.00				50.00
					Resident Totals			75.00	0.00	0.00	25.00	50.00
6025	01	C	Mauro Pereira Ana Cordeiro				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
6032	01	P	Demetrious Alexiou Denice Alexiou		08/15/2025		0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Lckbx Pmt		07/11/2025	-875.00			-875.00	
					Resident Totals			-850.00	0.00	0.00	-850.00	0.00
6045	01	C	John Yuen Patricia Yuen				0.00					
				AQ	Lckbx Pmt		09/11/2025	-994.00	-994.00			
				AQ	Opening Balance		01/31/2024	-80.00				-80.00
					Resident Totals			-1,074.00	-994.00	0.00	0.00	-80.00
6062	01	C	Randall Zeltwanger Kimberly Zeltwanger				0.00					
				AQ	Lckbx Pmt		09/22/2025	-994.00	-994.00			
				AQ	Lckbx Pmt		06/20/2025	-25.00				-25.00
					Resident Totals			-1,019.00	-994.00	0.00	0.00	-25.00
6065	01	C	E. Machado K. Camargo				0.00					
				AQ	Lckbx Pmt		09/16/2025	-681.00	-681.00			
6067	01	C	Sharon Bilu				0.00					
				AQ	Lckbx Pmt		09/12/2025	-332.00	-332.00			
				AQ	Lckbx Pmt		08/12/2025	-332.00		-332.00		
				AQ	Lckbx Pmt		07/14/2025	-332.00			-332.00	
				AQ	Lckbx Pmt		06/12/2025	-71.98				-71.98
					Resident Totals			-1,067.98	-332.00	-332.00	-332.00	-71.98
6082	01	C	V. Nathani C. Paturi				0.00					
				AQ	Lckbx Pmt		09/29/2025	-994.00	-994.00			
6097	01	C	Jordan Wong				0.00					
				AQ	Lckbx Pmt		09/30/2025	-994.00	-994.00			
7533	01	C	Joshua Velez Megham Velez				0.00					
				AQ	Lckbx Pmt		07/09/2025	-18.00			-18.00	
7538	01	C	Ronald Granat				0.00					
				AQ	Lckbx Pmt		09/19/2025	-994.00	-994.00			
7541	01	C	Laura Anne Royle				0.00					
				AQ	Lckbx Pmt		12/11/2024	-994.00				-994.00
7548	01	C	Armindo Alves Patricia Alves				0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Assessment-Quarterly		07/01/2025	50.00				50.00
					Resident Totals			75.00	0.00	0.00	25.00	50.00
7568	01	C	Rebecca Fuhrman Frederick Fuhrman				0.00					
				AQ	Lckbx Pmt		09/29/2025	-944.00	-944.00			

LP

Unit Space	R	Sts	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
7571	01	C	Theresa Murray				0.00					
				AQ	Lckbx Pmt		07/21/2025	-919.00			-919.00	
7576	02	C	Benjamin Heinrichs Rachel Bitman-Heinrichs		05/09/2025		500.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Assessment-Quarterly		07/01/2025	6.00				6.00
					Resident Totals			31.00	0.00	0.00	25.00	6.00
7583	01	C	Jeffrey Wernick Joy Ernack				0.00					
				AQ	Lckbx Pmt		03/05/2025	-994.00				-994.00
7586	01	C	Prop Florida LP IH2				0.00					
				AQ	Payment Recvd		09/11/2025	-850.00	-850.00			
				AQ	Payment Recvd		05/19/2025	-218.00				-218.00
					Resident Totals			-1,068.00	-850.00	0.00	0.00	-218.00
7588	01	C	Leon Burton Glorida Burton				0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Assessment-Quarterly		07/01/2025	25.00				25.00
					Resident Totals			50.00	0.00	0.00	25.00	25.00
7591	01	C	Betty Bader				0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Assessment-Quarterly		07/01/2025	50.00				50.00
					Resident Totals			75.00	0.00	0.00	25.00	50.00
7593	01	C	Billy Scott Valerie Scott				0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Assessment-Quarterly		07/01/2025	969.00				969.00
					Resident Totals			994.00	0.00	0.00	25.00	969.00
7598	01	C	Arnold Obbey Nanotte Obbey				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
7606	01	C	Michael Immerman Julie Immerman				0.00					
				AQ	Lckbx Pmt		07/03/2025	-25.00			-25.00	
7623	01	C	Mitchell Klein				0.00					
				LC	Late Charge		07/11/2025	25.00			25.00	
				AQ	Lckbx Pmt		07/11/2025	-600.00			-600.00	
					Resident Totals			-575.00	0.00	0.00	-575.00	0.00
7626	01	C	Alexander D'Angelo Alison D'Angelo				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
7628	01	C	Elaine Petrassi				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
7633	01	C	R. Narayanan S Salvi				0.00					
				AQ	Lckbx Pmt		09/04/2025	-331.34	-331.34			
7636	01	C	Ashley Gray Gail Gray				0.00					
				AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
7638	01	C	Dana Simhon				0.00					
				AQ	Lckbx Pmt		07/07/2025	-25.00			-25.00	

LP

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
7643	01 C	Jonathan Motathey Johanna Motathey				0.00					
			AQ	Assessment-Quarterly		07/01/2025	912.00				912.00
7646	01 C	Marvin Blankenship Tina Blankenship				0.00					
			AQ	Lckbx Pmt		07/07/2025	-735.00			-735.00	
7653	01 C	Robert Berger Luciana Berger				0.00					
			AQ	Assessment-Quarterly		07/01/2025	25.00				25.00
7668	01 C	Suby Stephen				0.00					
			AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
7673	02 C	Austin Goldberg Christina Goldberg		08/12/2025		500.00					
			AQ	Lee D Glassman PA		09/02/2025	-994.00	-994.00			
7683	01 C	John Kelly Caterine Kelly				0.00					
			AQ	Lckbx Pmt		07/11/2025	-969.00			-969.00	
7686	01 C	Noam Silverman Lauren Silverman				0.00					
			AQ	Lckbx Pmt		07/01/2025	-706.00				-706.00
			AQ	Opening Balance		01/31/2024	-187.00				-187.00
				Resident Totals			-893.00	0.00	0.00	0.00	-893.00
7703	01 C	Carl Huberman Aura Huberman				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly		07/01/2025	742.20				742.20
				Resident Totals			767.20	0.00	0.00	25.00	742.20
7713	01 C	M. Freedman L. Klein				0.00					
			AQ	Lckbx Pmt		02/18/2025	-994.00				-994.00
7716	01 C	Ernesto Alfaro Belkis Alfaro				0.00					
			AQ	Assessment-Quarterly		07/01/2025	25.00				25.00
7723	01 C	Sholom Lapidus Kreina Nechama Tiechtel-Lapidus COLL-TRIPP SCOTT				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly		07/01/2025	994.00				994.00
			LC	Late Charge		04/11/2025	25.00				25.00
			AQ	Assessment-Quarterly		04/01/2025	994.00				994.00
			LC	Late Charge		01/11/2025	25.00				25.00
			AQ	Assessment-Quarterly		01/01/2025	994.00				994.00
			AQ	Assessment-Quarterly		10/01/2024	249.82				249.82
			AD	Administrative Cost		07/17/2024	225.00				225.00
				Resident Totals			3,531.82	0.00	0.00	25.00	3,506.82
7726	01 C	Richard Marks Eleanor Marks				0.00					
			LC	Late Charge		07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly		07/01/2025	50.00				50.00
				Resident Totals			75.00	0.00	0.00	25.00	50.00
7763	01 C	Can Ye Man Liu				0.00					
			AQ	Lckbx Pmt		09/17/2025	-944.00	-944.00			
7773	01 C	Bryce Landess Michelle Landess				0.00					
			AQ	Assessment-Quarterly		07/01/2025	75.00				75.00
7783	02 C	Jeffrey Shapiro		09/09/2024		500.00					
			LC	Late Charge		07/11/2025	25.00			25.00	

LP

Unit Space	R Sts Type	Resident Co-Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
			AQ	Assessment-Quarterly	07/01/2025	120.00				120.00
			AM	tr frm res 1	01/16/2025	-95.00				-95.00
				Resident Totals		50.00	0.00	0.00	25.00	25.00
7786	01 C	Roychoudhury Shukla N. Shukla			0.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	550.00				550.00
				Resident Totals		575.00	0.00	0.00	25.00	550.00
7793	01 C	Joy Belnavis			0.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	994.00				994.00
				Resident Totals		1,019.00	0.00	0.00	25.00	994.00
7823	01 C	Irwin Adelman Jocelyn Adelman			0.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	16.00				16.00
				Resident Totals		41.00	0.00	0.00	25.00	16.00
7826	01 C	Fiel Cabral Maria Dela Cruz			0.00					
			AQ	Assessment-Quarterly	07/01/2025	75.00				75.00
7833	01 C	Stefan Hester Rebecca Hester			0.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	994.00				994.00
			AQ	Assessment-Quarterly	04/01/2025	25.00				25.00
				Resident Totals		1,044.00	0.00	0.00	25.00	1,019.00
7843	01 C	Gregory Santoro Joan Santoro			0.00					
			AQ	Assessment-Quarterly	07/01/2025	25.00				25.00
			AM	Lckbx Pmt	06/12/2024	-25.00				-25.00
				Resident Totals		0.00	0.00	0.00	0.00	0.00
7846	01 C	Christopher Lewczyk Kelly Lewczyk			0.00					
			AQ	Assessment-Quarterly	07/01/2025	75.00				75.00
7853	01 C	Adil Sanaulla Shaista Sanaulla			0.00					
			AQ	Assessment-Quarterly	07/01/2025	75.00				75.00
7856	01 C	Martin Fetner Donna Fetner			0.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	25.00				25.00
				Resident Totals		50.00	0.00	0.00	25.00	25.00
7863	01 C	Adam Offman Candis Offman			0.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	50.00				50.00
				Resident Totals		75.00	0.00	0.00	25.00	50.00
7866	01 C	Roldney Pauleus			0.00					
			AQ	Lckbx Pmt	03/25/2025	-1,294.00				-1,294.00
7873	01 C	Andy Anglin Charlene Anglin			0.00					
			AQ	Lckbx Pmt	07/11/2025	-825.00			-825.00	
			LC	Cr LC	05/20/2025	-25.00				-25.00
				Resident Totals		-850.00	0.00	0.00	-825.00	-25.00
7883	02 C	Mitchell Lemos Arlene Lemos		06/08/2025	500.00					
			LC	Late Charge	07/11/2025	25.00			25.00	
			AQ	Assessment-Quarterly	07/01/2025	994.00				994.00

Delinquent & Prepaid Resident Report
 LP Lakes at Parkland HOA
 09/30/2025

LP

Unit Space	R Sts Type	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
Resident Totals							1,019.00	0.00	0.00	25.00	994.00
Entity Totals Delinquent							20,320.02	0.00	0.00	575.00	19,745.02
Prepays							-25,319.98	-12,066.34	-332.00	-7,162.66	-5,758.98
Net							-4,999.96	-12,066.34	-332.00	-6,587.66	13,986.04
AD Administrative Cost							475.00	0.00	0.00	0.00	475.00
							0.00	0.00	0.00	0.00	0.00
AM Assessment-Monthly							0.00	0.00	0.00	0.00	0.00
							-120.00	0.00	0.00	0.00	-120.00
AQ Assessment-Quarterly							19,145.02	0.00	0.00	0.00	19,145.02
							-25,174.98	-12,066.34	-332.00	-7,162.66	-5,613.98
LC Late Charge							700.00	0.00	0.00	575.00	125.00
							-25.00	0.00	0.00	0.00	-25.00

Batch	GL Date	Bank	Name	Batch Total
00609927	09/02/2025	LP001	OP1 ValleyBnk #4986	1,569.00
00610883	09/03/2025	LP001	OP1 ValleyBnk #4986	1,019.00
00611053	09/04/2025	LP001	OP1 ValleyBnk #4986	331.34
00611733	09/11/2025	LP001	OP1 ValleyBnk #4986	994.00
00611759	09/11/2025	LP001	OP1 ValleyBnk #4986	2,449.00
00611856	09/12/2025	LP001	OP1 ValleyBnk #4986	332.00
00612110	09/16/2025	LP001	OP1 ValleyBnk #4986	1,750.00
00612304	09/17/2025	LP001	OP1 ValleyBnk #4986	1,988.00
00612542	09/18/2025	LP001	OP1 ValleyBnk #4986	1,019.00
00612553	09/19/2025	LP001	OP1 ValleyBnk #4986	994.00
00612806	09/22/2025	LP001	OP1 ValleyBnk #4986	1,494.00
00612815	09/23/2025	LP001	OP1 ValleyBnk #4986	300.00
00613294	09/29/2025	LP001	OP1 ValleyBnk #4986	2,982.00
00613568	09/30/2025	LP001	OP1 ValleyBnk #4986	994.00
Report Totals				18,215.34

Batch 00609927
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7673	01 Nicholas Tate	Lee D Glassman PA	09/02/25	75.00 25455	CHG	AQ Assessment-Quarterly	50.00
						CHG	LC Late Charge	25.00
LP-0001	7673	02 Austin Goldberg	Lee D Glassman PA	09/02/25	994.00 25454	PREP	AQ Assessment-Quarterly	994.00
LP-0001	7673	02 Austin Goldberg	Lee D Glassman PA	09/02/25	500.00 25453	DEP	SD Security Deposit	500.00
			Batch Total	09/02/25	1,569.00			

Batch 00610883
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7716	01 Ernesto Alfaro	Lckbx Pmt	09/03/25	1,019.00 00001730	CHG	AQ Assessment-Quarterly	25.00
						CHG	AQ Assessment-Quarterly	969.00
						CHG	LC Late Charge	25.00
			Batch Total	09/03/25	1,019.00			

Batch 00611053
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7633	01 R. Narayanan	Lckbx Pmt	09/04/25	331.34 96413130	PREP AQ	Assessment-Quarterly	331.34
			Batch Total	09/04/25	331.34			

Batch 00611733
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6045	01 John Yuen	Lckbx Pmt	09/11/25	994.00 00004912	PREP AQ	Assessment-Quarterly	994.00
			Batch Total	09/11/25	994.00			

Batch 00611759
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0000		LP - Common Area	Decal	09/11/25	20.00 7130	MISC	3042-000	20.00
LP-0000		LP - Common Area	Decal	09/11/25	20.00 1371	MISC	3042-000	20.00
LP-0000		LP - Common Area	Decal	09/11/25	20.00 7131	MISC	3042-000	20.00
LP-0000		LP - Common Area	Decal	09/11/25	20.00 200	MISC	3042-000	20.00
LP-0001	5947	01 Fred Pollino	Payment Recvd	09/11/25	1,019.00 62202506	CHG	AQ Assessment-Quarterly	994.00
						CHG	LC Late Charge	25.00
LP-0001	6032	02 Harit Kalra	Sec Dep 6032	09/11/25	500.00 5356	DEP	SD Security Deposit	500.00
LP-0001	7586	01 Prop Florida LP IH2	Payment Recvd	09/11/25	850.00 1018105	PREP	AQ Assessment-Quarterly	850.00
			Batch Total	09/11/25	2,449.00			

Batch 00611856
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6067	01 Sharon Bilu	Lckbx Pmt	09/12/25	332.00 00026118	PREP AQ	Assessment-Quarterly	332.00
			Batch Total	09/12/25	332.00			

Batch 00612110
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	5992	01 Edward Eberts	Lckbx Pmt	09/16/25	900.00 24999814	CHG	AQ Assessment-Quarterly	149.00
						CHG	LC Late Charge	25.00
						PREP	AQ Assessment-Quarterly	726.00
LP-0001	6065	01 E. Machado	Lckbx Pmt	09/16/25	850.00 00026138	CHG	AQ Assessment-Quarterly	144.00
						CHG	LC Late Charge	25.00
						PREP	AQ Assessment-Quarterly	681.00
						Batch Total		09/16/25

Batch 00612304
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6025	01 Mauro Pereira	Lckbx Pmt	09/17/25	994.00 00000106	CHG	AQ Assessment-Quarterly	25.00
						CHG	LC Late Charge	25.00
						CHG	AQ Assessment-Quarterly	919.00
						CHG	LC Late Charge	25.00
LP-0001	7763	01 Can Ye	Lckbx Pmt	09/17/25	994.00 00000243	CHG	AQ Assessment-Quarterly	25.00
						CHG	LC Late Charge	25.00
						PREP	AQ Assessment-Quarterly	944.00
						Batch Total		09/17/25

Batch 00612542
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6057	01 Timothy Kardok	Lckbx Pmt	09/18/25	1,019.00 00001273	CHG	AQ Assessment-Quarterly	994.00
						CHG	LC Late Charge	25.00
			Batch Total	09/18/25	1,019.00			

Batch 00612553
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	7538	01 Ronald Granat	Lckbx Pmt	09/19/25	994.00 00001520	PREP AQ	Assessment-Quarterly	994.00
			Batch Total	09/19/25	994.00			

Batch 00612806
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6062	01 Randall Zeltwanger	Lckbx Pmt	09/22/25	994.00 00026157	PREP	AQ Assessment-Quarterly	994.00
LP-0001	7643	01 Jonathan Motathey	Lckbx Pmt	09/22/25	500.00 00026153	CHG	AQ Assessment-Quarterly	393.00
						CHG	AQ Assessment-Quarterly	82.00
						CHG	LC Late Charge	25.00
Batch Total				09/22/25	1,494.00			

Batch 00612815
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	5982	01 Charles Shollenberger	Lckbx Pmt	09/23/25	300.00 35228372	PREP AQ	Assessment-Quarterly	300.00
			Batch Total	09/23/25	300.00			

Batch 00613294
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6014	01 Jose Penabaz	Lckbx Pmt	09/29/25	994.00 9292025	PREP AQ	Assessment-Quarterly	994.00
LP-0001	6082	01 V. Nathani	Lckbx Pmt	09/29/25	994.00 9292025	PREP AQ	Assessment-Quarterly	994.00
LP-0001	7568	01 Rebecca Fuhrman	Lckbx Pmt	09/29/25	994.00 9292025	CHG AQ	Assessment-Quarterly	50.00
						PREP AQ	Assessment-Quarterly	944.00
Batch Total				09/29/25	2,982.00			

Batch 00613568
Bank LP001 OP1 ValleyBnk #4986

Building	Unit	Resident	Description	Paid Date	Cash Receipt Check	Type	Chg Code/Account	Amount
LP-0001	6097	01 Jordan Wong	Lckbx Pmt	09/30/25	994.00 00026220	PREP AQ	Assessment-Quarterly	994.00
			Batch Total	09/30/25	994.00			

Bank Balance As Of 09/30/2025	70,353.63
Deposit In Transit RM	994.00
Outstanding Checks AP	-253.40
Adjusted Bank Balance	<u>71,094.23</u>
Book Balance As Of 09/30/2025	71,094.23
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	<u>71,094.23</u>

Check	Date	Vendor	Type	Amount
002260	09/16/2025	A3689 Alida Operating Co Inc	C	128.40
002266	09/19/2025	D1107 Diamond Gate Supply LLC	C	125.00
Report Total				253.40

Batch	Date	Description	Amount
00613568	09/30/2025	Lockbox	994.00
		Bank Code Total	994.00



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

August 31, 2025
September 30, 2025
1 of 7

2278 M0656DDA100125070745 20 000000000 296337 004



LAKES AT PARKLAND HOA INC
C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES RD
CORAL SPRINGS FL 33067

Email: contactus@valley.com

Visit Us Online: www.valley.com

Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

HOA BUSINESS CHECKING - XXXXXX4986

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

LAKES AT PARKLAND HOA INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$94,159.02		\$18,830.34		\$42,635.73		\$70,353.63

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$94,159.02
09/02	DEPOSIT		\$65.00	\$94,224.02
09/02	DEPOSIT		\$1,544.00	\$95,768.02
09/02	CHECK 2248	-\$740.00		\$95,028.02
09/02	CHECK 2249	-\$1,431.00		\$93,597.02
09/03	LOCK BOX DEPOSIT		\$1,019.00	\$94,616.02
09/03	CHECK 2251	-\$77.57		\$94,538.45
09/03	CHECK 2253	-\$128.40		\$94,410.05
09/03	CHECK 2240	-\$256.80		\$94,153.25
09/03	CHECK 2252	-\$1,031.35		\$93,121.90
09/03	CHECK 2238	-\$1,370.00		\$91,751.90
09/03	CHECK 2247	-\$4,050.56		\$87,701.34
09/04	LOCK BOX DEPOSIT		\$331.34	\$88,032.68
09/04	CHECK 2246	-\$500.00		\$87,532.68
09/05	CHECK 2250	-\$500.00		\$87,032.68
09/08	CHECK 2254	-\$125.00		\$86,907.68
09/09	ACH DEBIT	-\$33.24		\$86,874.44
09/09	FPL DIRECT DEBIT ELEC PYMT 250909			
09/09	ACH DEBIT	-\$57.52		\$86,816.92
09/09	FPL DIRECT DEBIT ELEC PYMT 250909			
09/09	ACH DEBIT	-\$63.94		\$86,752.98
09/09	FPL DIRECT DEBIT ELEC PYMT 250909			
09/09	ACH DEBIT	-\$366.33		\$86,386.65
09/09	FPL DIRECT DEBIT ELEC PYMT 250909			
09/09	CHECK 2255	-\$150.00		\$86,236.65
09/10	CHECK 2244	-\$4,450.00		\$81,786.65





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX4986
09/30/2025
2 of 7

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
09/11	LOCK BOX DEPOSIT		\$994.00	\$82,780.65
09/12	DEPOSIT		\$1,569.00	\$84,349.65
09/12	CHECK 2257	-\$14,155.00		\$70,194.65
09/15	ACH CREDIT Lakes at Parklan OnlinePay 250915 15661		\$332.00	\$70,526.65
09/15	CHECK 2258	-\$1,165.00		\$69,361.65
09/16	LOCK BOX DEPOSIT		\$900.00	\$70,261.65
09/16	CHECK 2256	-\$128.40		\$70,133.25
09/17	ACH CREDIT Lakes at Parklan OnlinePay 250917 15664		\$850.00	\$70,983.25
09/17	LOCK BOX DEPOSIT		\$1,988.00	\$72,971.25
09/18	LOCK BOX DEPOSIT		\$1,019.00	\$73,990.25
09/18	ACH DEBIT CITY OF COCONUT BILLPAY 250918	-\$112.84		\$73,877.41
09/18	CHECK 2236	-\$97.00		\$73,780.41
09/19	DEPOSIT		\$2,449.00	\$76,229.41
09/19	LOCK BOX DEPOSIT		\$994.00	\$77,223.41
09/19	CHECK 2239	-\$5,000.00		\$72,223.41
09/22	ACH DEBIT ATT PAYMENT 250921	-\$454.58		\$71,768.83
09/22	CHECK 2262	-\$220.00		\$71,548.83
09/22	CHECK 2265	-\$1,431.00		\$70,117.83
09/23	ACH CREDIT Lakes at Parklan OnlinePay 250923 15669		\$1,494.00	\$71,611.83
09/23	LOCK BOX DEPOSIT		\$300.00	\$71,911.83
09/23	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 250923	-\$570.31		\$71,341.52
09/23	CHECK 2245	-\$150.00		\$71,191.52
09/23	CHECK 2261	-\$350.00		\$70,841.52
09/23	CHECK 2264	-\$628.50		\$70,213.02
09/24	CHECK 2263	-\$495.00		\$69,718.02
09/25	CHECK 2270	-\$92.99		\$69,625.03
09/25	CHECK 2259	-\$2,100.00		\$67,525.03
09/29	ACH DEBIT ATT PAYMENT 250927	-\$153.40		\$67,371.63
09/30	ACH CREDIT Lakes at Parklan OnlinePay 250930 15674		\$2,982.00	\$70,353.63
Ending Balance				\$70,353.63

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
09/18	2236	\$97.00	09/02	2248	\$740.00
09/03	2238*	\$1,370.00	09/02	2249	\$1,431.00
09/19	2239	\$5,000.00	09/05	2250	\$500.00
09/03	2240	\$256.80	09/03	2251	\$77.57
09/10	2244*	\$4,450.00	09/03	2252	\$1,031.35
09/23	2245	\$150.00	09/03	2253	\$128.40
09/04	2246	\$500.00	09/08	2254	\$125.00
09/03	2247	\$4,050.56	09/09	2255	\$150.00

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX4986
09/30/2025
3 of 7

CHECKS IN ORDER (continued)

Date	Number	Amount	Date	Number	Amount
09/16	2256	\$128.40	09/22	2262	\$220.00
09/12	2257	\$14,155.00	09/24	2263	\$495.00
09/15	2258	\$1,165.00	09/23	2264	\$628.50
09/25	2259	\$2,100.00	09/22	2265	\$1,431.00
09/23	2261*	\$350.00	09/25	2270*	\$92.99

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX4986
09/30/2025
4 of 7

Check Images for Account XXXXXX4986

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/15/2025 Check 002236 Pay This Amount \$*****97.00

Ninety-Seven and no/100 DOLLARS*****
Pay to the order of
Michael Wechsler
6002 NW 77th Drive
Parkland, FL 33067

#002236# 021201383# 42904986#

09/18/2025 # 2236 \$97.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/23/2025 Check 002243 Pay This Amount \$*****150.00

One Hundred Fifty and no/100 DOLLARS*****
Pay to the order of
David Road
6402 Atlantic Lane
Coconut Creek, FL 33073

#002243# 021201383# 42904986#

09/23/2025 # 2245 \$150.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/01/2025 Check 002238 Pay This Amount \$*****1,370.00

One Thousand Three Hundred Seventy and no/100 DOLLARS*****
Pay to the order of
Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

#002238# 021201383# 42904986#

09/03/2025 # 2238 \$1,370.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/02/2025 Check 002246 Pay This Amount \$*****500.00

Five Hundred and no/100 DOLLARS*****
Pay to the order of
David Dicks, LLC
Clematis & Mahanwood
11202 Lido Street
Dania Beach, FL 33428

#002246# 021201383# 42904986#

09/04/2025 # 2246 \$500.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/01/2025 Check 002239 Pay This Amount \$*****5,000.00

Five Thousand and no/100 DOLLARS*****
Pay to the order of
Lakes at Parkland HOA

#002239# 021201383# 42904986#

09/19/2025 # 2239 \$5,000.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002247 Pay This Amount \$*****4,050.56

Four Thousand Fifty and 56/100 DOLLARS*****
Pay to the order of
5th Avenue Landscaping
610 N. University Drive
Coral Springs, FL 33071

#002247# 021201383# 42904986#

09/03/2025 # 2247 \$4,050.56

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002240 Pay This Amount \$*****256.80

Two Hundred Fifty-Six and 80/100 DOLLARS*****
Pay to the order of
Alida Operating Co Inc

#002240# 021201383# 42904986#

09/03/2025 # 2240 \$256.80

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002248 Pay This Amount \$*****740.00

Seven Hundred Forty and no/100 DOLLARS*****
Pay to the order of
Ricardo Culler
1221 SW 46th Ave
Dorfield Church, FL 33442

#002248# 021201383# 42904986#

09/02/2025 # 2248 \$740.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002244 Pay This Amount \$*****4,450.00

Four Thousand Four Hundred Fifty and no/100 DOLLARS*****
Pay to the order of
Darryl Dore Pressure
Cleaning
4703 NW 44th Court
Coral Springs, FL 33067

#002244# 021201383# 42904986#

09/10/2025 # 2244 \$4,450.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002249 Pay This Amount \$*****1,431.00

One Thousand Four Hundred Thirty-One and no/100 DOLLARS*****
Pay to the order of
Southern Plant and
Fast Services
2328 Broward Circle
Boynton Beach, FL 33472

#002249# 021201383# 42904986#

09/02/2025 # 2249 \$1,431.00



P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX4986
09/30/2025
5 of 7

Check Images for Account XXXXXX4986 (Continued)

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002250 Pay This Amount \$*****500.00

Five Hundred and no/100 DOLLARS*****
Pay to the order of
Top Mocha Pool Service
1921 Danks Road
Margate, FL 33063

Authorized Signature - See Valid After 90 Days

#002250# 0021201383# 42904986#

09/05/2025 # 2250 \$500.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/26/2025 Check 002255 Pay This Amount \$*****150.00

One Hundred Fifty and no/100 DOLLARS*****
Pay to the order of
Tripp Scott, P.A.
110 SE 6th Street
15th Floor
Fort Lauderdale, FL 33301

Authorized Signature - See Valid After 90 Days

#002255# 0021201383# 42904986#

09/09/2025 # 2255 \$150.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002251 Pay This Amount \$*****77.57

Seventy-Seven and 57/100 DOLLARS*****
Pay to the order of
The Desirable Malibu Co
2340 W 7th Street
Hialeah, FL 33016

Authorized Signature - See Valid After 90 Days

#002251# 0021201383# 42904986#

09/03/2025 # 2251 \$77.57

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/08/2025 Check 002256 Pay This Amount \$*****128.40

One Hundred Twenty-Eight and 40/100 DOLLARS*****
Pay to the order of
Aldis Operating Co Inc

Authorized Signature - See Valid After 90 Days

#002256# 0021201383# 42904986#

09/16/2025 # 2256 \$128.40

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/25/2025 Check 002252 Pay This Amount \$*****1,031.35

One Thousand Thirty-One and 35/100 DOLLARS*****
Pay to the order of
Tripp Scott, P.A.
110 SE 6th Street
15th Floor
Fort Lauderdale, FL 33301

Authorized Signature - See Valid After 90 Days

#002252# 0021201383# 42904986#

09/03/2025 # 2252 \$1,031.35

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/08/2025 Check 002257 Pay This Amount \$*****14,155.00

Fourteen Thousand One Hundred Fifty-Five and no/100 DOLLARS*****
Pay to the order of
Sh Avenue Landscaping
610 N. University Drive
Coral Springs, FL 33071

Authorized Signature - See Valid After 90 Days

#002257# 0021201383# 42904986#

09/12/2025 # 2257 \$14,155.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/26/2025 Check 002253 Pay This Amount \$*****128.40

One Hundred Twenty-Eight and 40/100 DOLLARS*****
Pay to the order of
Aldis Operating Co Inc

Authorized Signature - See Valid After 90 Days

#002253# 0021201383# 42904986#

09/03/2025 # 2253 \$128.40

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/08/2025 Check 002258 Pay This Amount \$*****1,165.00

One Thousand One Hundred Sixty-Five and no/100 DOLLARS*****
Pay to the order of
Top Mocha Pool Service
1921 Danks Road
Margate, FL 33063

Authorized Signature - See Valid After 90 Days

#002258# 0021201383# 42904986#

09/15/2025 # 2258 \$1,165.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 08/29/2025 Check 002254 Pay This Amount \$*****125.00

One Hundred Twenty-Five and no/100 DOLLARS*****
Pay to the order of
Diamond Gate Supply LLC
4707 NE 15th St
Suite 16
Buckeye, FL 33511

Authorized Signature - See Valid After 90 Days

#002254# 0021201383# 42904986#

09/08/2025 # 2254 \$125.00

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Wilco Road
Coral Springs, FL 33067

Date 09/16/2025 Check 002259 Pay This Amount \$*****2,100.00

Two Thousand One Hundred and no/100 DOLLARS*****
Pay to the order of
Bono & McQuaid CPA LLC
2929 E. Commercial Blvd
Suite 100
Fort Lauderdale, FL 33308

Authorized Signature - See Valid After 90 Days

#002259# 0021201383# 42904986#

09/25/2025 # 2259 \$2,100.00

48564 0198795 0005-0007 296337



P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX4986
09/30/2025
6 of 7

Check Images for Account XXXXXX4986 (Continued)

VOID VOID VOID VOID VOID 002261

Lakes at Parkland Homeowners Association, Inc.
Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date 09/16/2025 Check 002261 Pay This Amount \$350.00

Three Hundred Fifty and no/100 DOLLARS*****

Pay to the order of
Florida Department Health
Bryan and Casey
7903 Willes Road
FL 33067

Authorized Signature - Not Valid After 90 Days

09/23/2025 # 2261 \$350.00

Lakes at Parkland Homeowners Association, Inc. 002264

Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date 09/16/2025 Check 002264 Pay This Amount \$628.50

Six Hundred Twenty-Eight and 50/100 DOLLARS*****

Pay to the order of
Tripp Scott, P.A.
110 SE 6th Street
Fort Lauderdale, FL 33301

Authorized Signature - Not Valid After 90 Days

09/23/2025 # 2264 \$628.50

Lakes at Parkland Homeowners Association, Inc. 002262

Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date 09/16/2025 Check 002262 Pay This Amount \$220.00

Two Hundred Twenty and no/100 DOLLARS*****

Pay to the order of
Ricardo Culler
1221 SW 46th Ave
Deerfield Beach, FL 33442

Authorized Signature - Not Valid After 90 Days

09/22/2025 # 2262 \$220.00

Lakes at Parkland Homeowners Association, Inc. 002265

Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date 09/17/2025 Check 002265 Pay This Amount \$1,431.00

One Thousand Four Hundred Thirty-One and no/100 DOLLARS*****

Pay to the order of
Southern Plant and
Post Services
7026 Brunswick Circle
Boynton Beach, FL 33472

Authorized Signature - Not Valid After 90 Days

09/22/2025 # 2265 \$1,431.00

Lakes at Parkland Homeowners Association, Inc. 002263

Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date 09/16/2025 Check 002263 Pay This Amount \$495.00

Four Hundred Ninety-Five and no/100 DOLLARS*****

Pay to the order of
Tup Natch Pool Service
1921 Banks Road
Margate, FL 33063

Authorized Signature - Not Valid After 90 Days

09/24/2025 # 2263 \$495.00

Lakes at Parkland Homeowners Association, Inc. 002270

Operating Account
c/o Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Date 09/24/2025 Check 002270 Pay This Amount \$92.99

Ninety-Two and 99/100 DOLLARS*****

Pay to the order of
Benchmark Property Mgmt.
7932 Willes Road
Coral Springs, FL 33067

Authorized Signature - Not Valid After 90 Days

09/25/2025 # 2270 \$92.99

AR564 0108706 0006-0007 206337





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX4986
09/30/2025
7 of 7

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

Bank Balance As Of 09/30/2025	124,326.20
Adjusted Bank Balance	124,326.20
Book Balance As Of 09/30/2025	124,326.20
Interest Income	0.00
Bank Charges	0.00
Adjusted Book Balance	124,326.20

Batch	Date	Description	Amount
		Bank Code Total	0.00



P.O. Box 558
Wayne, NJ 07474-0558

Last Statement:
Statement Ending:
Page:

August 31, 2025
September 30, 2025
1 of 2

2374 M0656DDA100125070745 01 000000000 150147 001



LAKES AT PARKLAND HOA INC
MONEY MARKET ACCOUNT
C/O BENCHMARK PROPERTY MANAGEMENT
7932 WILES RD
CORAL SPRINGS FL 33067

Email: contactus@valley.com

Visit Us Online: www.valley.com

Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX0176

SUMMARY FOR THE PERIOD: 09/01/25 - 09/30/25

LAKES AT PARKLAND HOA INC

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$119,106.37		\$5,219.83		\$0.00		\$124,326.20

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$119,106.37
09/19	DEPOSIT		\$5,000.00	\$124,106.37
09/30	INTEREST CREDIT		\$219.83	\$124,326.20
Ending Balance				\$124,326.20

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$121,106.00	Annual % Yield Earned	2.23%
Year-to-Date Interest Paid	\$1,797.65	Interest Paid	\$219.83

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00





P.O. Box 558
Wayne, NJ 07474-0558

Account Number:
Statement Date:
Page :

XXXXXX0176
09/30/2025
2 of 2

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

2374 0002374 0002-0002 150147

